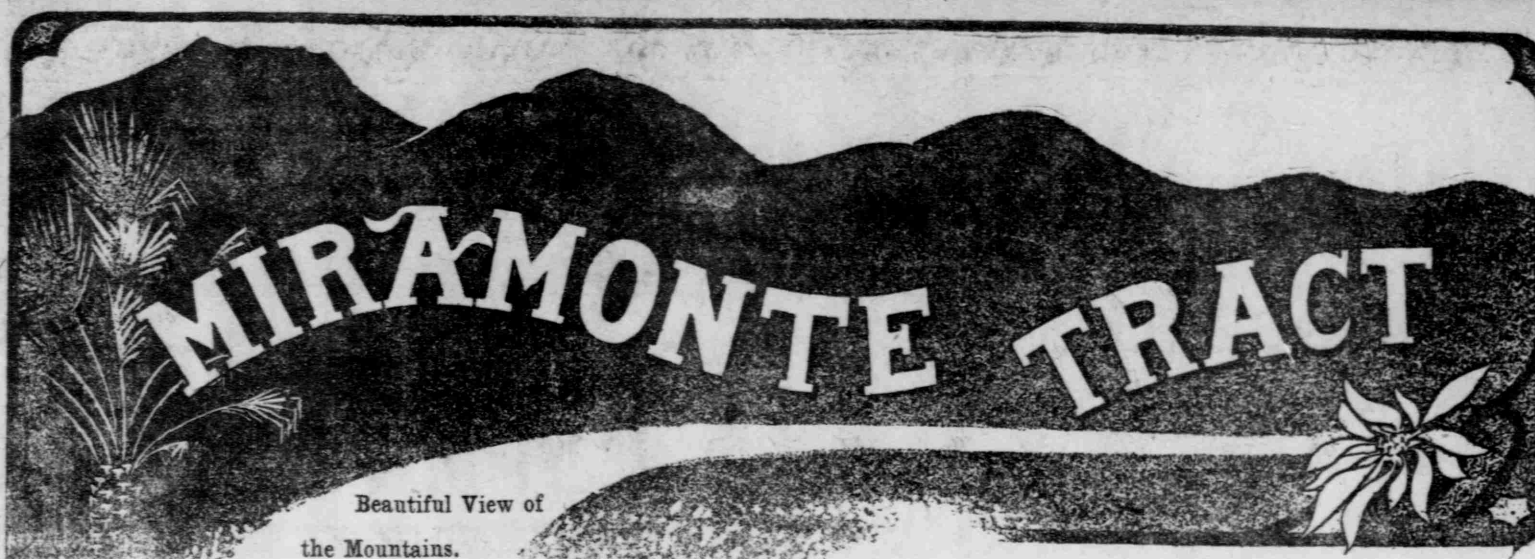


Advantages

Located in good neighborhood. Electric railway on east and south boundaries, main thoroughfare on west boundary. Soil is rich sandy loam; very productive.

Large lots averaging 50x144 feet to 12 foot alley; all well situated; no key lots.



Beautiful View of the Mountains.

Improvements

Wide streets, graded, oiled and rolled.

Wide sidewalks of high grade cement. Heavy cement curbs.

Independent water system; water piped by every lot through the alleys.

On the Long Beach Electric Railway, 400 yards beyond the city limits, 12 minutes ride from the business center of the city. Four car lines running on this road give this tract a service unequalled for frequency and speed.

THE WATER QUESTION.

When the sale of all the lots is completed, a company will be formed which will acquire by deed of gift from the present owner, the entire and complete independent water supply and system of the Miramonte Tract, representing a value of over \$4,000, each purchaser will be given one share of the company's stock for every \$100 of the price of his lot, and these shares will represent the total amount of stock. The residents will then themselves own, control and regulate the entire system. This insures an abundance of water at a nominal expense and precludes the possibility of a raise in water rates.

The school census, just finished, shows that the Sixth Ward made a gain in population 100 per cent greater than any other ward in the city. Property in this section is enhancing faster than in any other locality. The air is pure, the soil is rich, you can grow anything. There is plenty of pure artesian water. You have electric lights, telephones; in fact, this is an attractive, comfortable and in every way desirable home site.

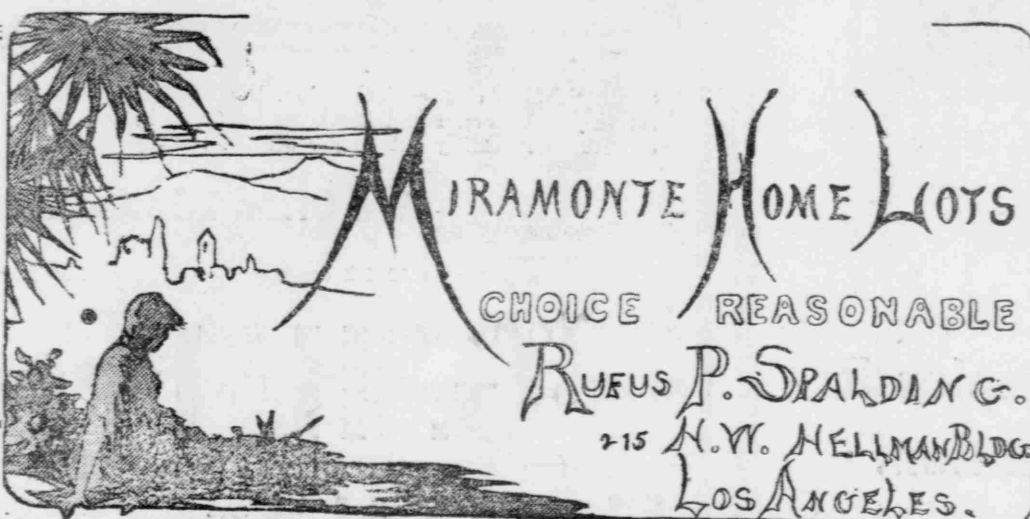
We want people to locate and build. If you have not enough ready money to build but can buy a lot for cash, we allow you a discount of 10 per cent on your purchase price and will build you a home on plans selected by you, on easy terms, equivalent to rent. If you cannot pay cash for your lot, we will offer you these same inducements as soon as you have finished your payments. Now, in justice to yourself, let us show you this tract before you decide on that home site. Building restriction insures you against undesirable neighbors.

TO INVESTIGATE IS TO INVEST.**Prices:**

Subject to change without notice. Prices range from \$250 for small lots to \$400 to \$700 for large lots. Average for 50 foot lot \$500.

These prices include all the improvements.

Home Phone 6961

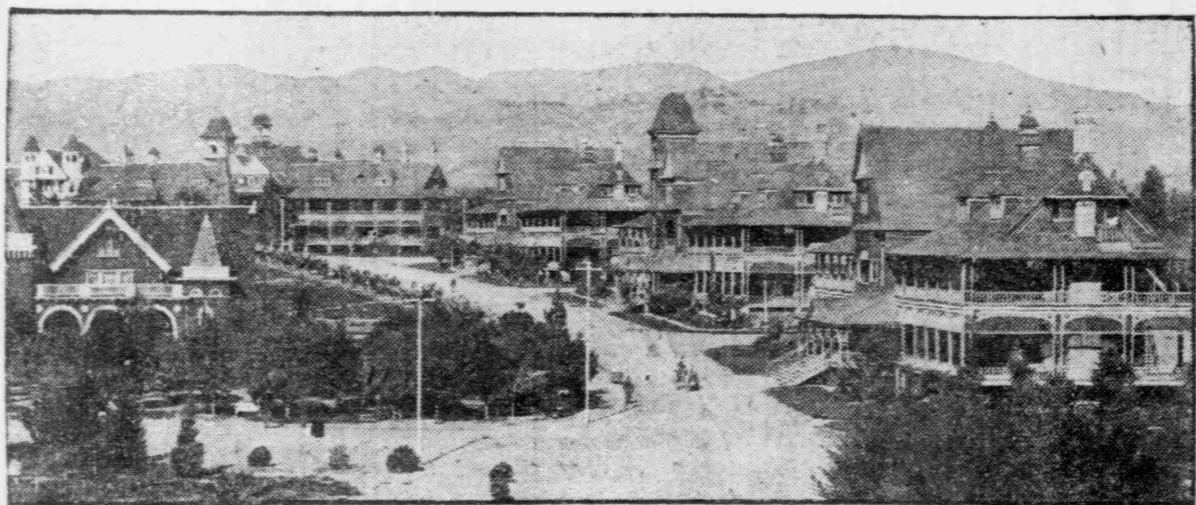


MIRAMONTE HOME LOTS
CHOICE REASONABLE
RUFUS P. SPALDING.
215 N. W. HELLMAN BLDG.
LOS ANGELES.

Terms:

Subject to change without notice. \$25.00 down, \$10.00 Per month, with interest at low rate of 6 per cent. 10 Per Cent discount for Cash. Will build on easy terms for cash purchaser.

Sunset Main 3004

BEAUTIFUL WESTGATE IN FROSTLESS BELT**ONE OF AMERICA'S FINEST HOME SITES**

One of the most delightful suburbs in all sunny Southern California is beautiful Westgate, thirty-five minutes via electric car from the center of Los Angeles. It occupies a beautiful elevation and commands a magnificent view of mountains, valley and ocean. Westgate immediately adjoins the beautiful picturesque grounds of the National Soldiers' Home, the location for the latter being chosen by government experts as the most favorable from a climatic and sanitary standpoint, in the entire country. The United States government distributes \$30,000 monthly at this institution which lies at the very door of Westgate. That this great financial feature is appreciated from a business standpoint, is evidenced by the daily sales of lots. Westgate is an ideal location for model country homes. Beautiful residences are being erected daily on lots ranging in size from one to five acres. The property lies in the very heart of one of the most fertile garden districts in Southern California. Semi-tropical fruits and flowers are grown here with

remarkable success. Fortunes are being made in this section in growing roses, carnations, strawberries and winter vegetables for the Los Angeles and San Francisco markets. It is surprising what can be accomplished on from one to five acres of this highly productive land. A dependable water system supplies a superabundance of pure water, which is piped to every lot. Every delight of country life is available to the Westgate residents with the privileges of a great city close at hand. The most elegantly equipped electric car system in the state extends through this beautiful suburb. The business district of Los Angeles may be reached in thirty-five minutes, and Santa Monica, one of the finest and most exclusive ocean resorts, is only twelve minutes' distance. Broad imposing driveways divide this pretty suburb. The principal thoroughfare is the San Vincente road, a majestic highway 130 feet wide. It will eventually be a part of a grand drive-

way that will extend from Los Angeles to the Pacific ocean, and will be one of the finest automobile roads in western America. None but desirable residences are permitted to be erected in this charming spot. Building restrictions prevent the erection of unattractive structures and guard all public and private improvements. The restrictions range from \$1,250 to \$2,000. Considered from every conceivable standpoint Westgate, without an exception, presents the most attractive proposition to the homeseeker and investor in Southern California today. The sanitary, soil and climatic conditions are positively unexcelled, the scenic advantages are a constant source of delight, the transportation facilities could hardly be improved upon, and the improvements throughout this suburb are of the highest character. Maps, booklets and all special information relative to Westgate may be secured from the Santa Monica Land & Water company, Third and Hill streets, Los Angeles, Cal.

McCarthy Company's Subdivisions. Large Areas Subdivided In Home Lots.

Property in the southeastern part of Los Angeles is advancing in value rapidly. That is the section in which the vast majority of the newly arrived homeseekers are locating, and more wonderful strides have been made there than in any other part of Los Angeles during the past year. As fast as new portions of the section have been opened up they have been taken by home builders, and thousands of pretty residences, homes, cottages and bungalows have sprung up where formerly were great ranches. The three big McCarthy company tracts are located in the heart of the rapidly growing section. They have been on the market but a short time, yet even now some streets are sold out entire, and one-half of the lots have been sold. It is on Fifty-third street, where the new street car extension will be built and three big streets, Main street, Figueroa street and Moneta avenue, run through these tracts, which are reached now by the Maple avenue car. The new Moneta avenue line will run directly through these properties. Lots in the McCarthy company's tracts can be bought for a small payment down and the balance in install-

ments if desired, or a special discount of 5 per cent is given for all cash. After purchase the company will erect a house on any lot, allowing the owner to pay for the whole property monthly in payments that are equivalent of rent. About a third of the McCarthy company's last subdivision, Main street, Moneta avenue and Figueroa street tract is already sold, although as one of the members of the firm remarked, "the tract is hardly on the market yet." Investors and homeseekers in numbers are daily looking at the tract, and when they are told the prices that have been placed on the property they usually make haste to buy. The lots average about \$100 less in price than similar lots in surrounding tracts. The McCarthy company placed this low figure on their property in order to make it move faster. The managers believe in turning their money over quickly at a smaller rate of profit rather than holding on for larger gains in a longer time. This is a cardinal principle of the real estate business in this city, and now that the market there is a permanent basis, the McCarthy com-

pany believes that the same principle must apply. "Give the buyer as well as the seller a chance to make money," they say. This company is considered one of the strongest real estate companies in Los Angeles, and owns a big block of 250 rooms and six stores on Broadway, valued at a quarter of a million dollars, besides owning real estate in various parts of the city, and has an office in the Chronicle building, San Francisco. The McCarthy company's Los Angeles banking and trust connections are the American National bank, Merchants' Trust company, Title Insurance & Trust company, and the Title Guaranty & Trust company, through any of which remittances or inquiries may be made. James P. McCarthy is the president of this company and E. Avery McCarthy the secretary.

Ominous Name.
(Philadelphia Press.)
"Did you say your new doctor's name was Steed?"
"Yes, Dr. Steed."
"Me! I'd be afraid to engage him; sounds as if he were a great charger."

It Didn't Interest Her.
(Chicago Record-Herald.)
"I see," said Mr. Henpeck, "that a New York man killed himself the other day to make his wife happy."
"Oh, well," she answered, "what's the use bringing up such a disagreeable subject as that? Your policy has a suicide clause."

Golden Bay Land Co.

Incorporated Under the Laws of the State of California.

Capital Stock \$100,000. Par Value \$1 a Share.

DIRECTORS: T. H. Dudley, Mrs. Geo. Sibley, W. S. Vawter, J. Whyte-Evans, R. A. Phillips, Wilmot Griffiths, A. B. Wright, Geo. C. Lemcke, T. C. Lendrum.

Inception.

The directors of the Golden Bay Land Company have realized that a comprehensive organization was needed to place before the public a practical plan which would enable the small investor to reap the advantages resulting from a combination of capital. Owing to the rapid rise in values of desirably located realty, which demands an ever increasing amount of capital to handle, the investor of moderate means is being crowded from a very profitable field.

Sound Organization.

The Golden Bay Land Company provides means for the small capitalist to retain his foothold, and also the assurance that his moneys will be invested so as to yield the largest possible returns consistent with absolute safety. The careful investor fears nothing in modern corporation management so much as the tendency to inflate and "water" securities. This company is, and must always be, entirely free from this danger. All its shares, with the exception of one for each director, are placed upon the market, and every dollar invested receives the careful consideration of expert knowledge and conservative judgment.

Management.

In advising the purchase of these shares attention is called to the personnel of the incorporators of the Golden Bay Land Company, who will direct its management. This in itself is sufficient guaranty of a sound and successful conduct of the company's affairs. Only the highest class of properties will be handled. The directors have appointed the Guaranty Realty Company of Ocean Park as exclusive fiscal agents, thus assuring unusual facilities for keeping in touch with realty conditions and the trend of increasing values.

Protection.

The Golden Bay Land Company's principal is safeguarded by its conservative investment as well as by the guarantee of the Guaranty Realty Company, a corporation with a paid up capital of \$50,000. There is, therefore, a two fold security back of the stock of this company.

THIS IS AN OPPORTUNITY THAT SHOULD BRING YOUR ORDER FOR STOCK BY WIRE.

Dividends and Profits.

The profits realized from the investment of funds received from the sale of shares, are applied first to the payment of an 8 per cent dividend on the stock. In addition shareholders are entitled to ONE-HALF OF ALL EARNINGS distributed as dividends, in excess of the regular 8 per cent dividends on stock.

Subscriptions to the first series of \$50,000 of the capital stock will be received at the Ocean Park Bank, of Ocean Park, and the Merchants' National Bank of Santa Monica, until 12 o'clock noon of June 20th, 1905. Temporary negotiable receipts will be issued, exchangeable for certificates as soon as same can be engraved.

Subscriptions.

All subscriptions must be accompanied with a payment of 10 per cent of the total amount subscribed for, the balance to be paid within ten days of notice of allotment.

In case of over-subscription, the allotment is to be made pro rata. The right is reserved, however, to reject any subscription.

For Information Write To

GUARANTY REALTY COMPANY,

Exclusive Fiscal Agents.

Mrs. Geo. Sibley, President.

140 Pier Avenue.

Ocean Park, Cal.